

DESIGN, HERITAGE, AND ACCESS STATEMENT

LEGISLATIVE BACKGROUND

Section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990) states that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Conservation areas are “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” as defined in section 69(1) of the Listed Buildings and Conservation Areas Act 1990. Section 72(1) expresses that “in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National policy on “Conserving and enhancing the historic environment” in Chapter 16 of the National Planning Policy Framework (NPPF) is consistent with the statutory duties under the Listed Buildings and Conservation Areas Act 1990.

DEVELOPMENT PLAN

The Development Plan for the site comprises the Knowsley Local Plan Core Strategy (CS) (2016) and its adopted Policies Map, and the Saved policies of the Knowsley Replacement Unitary Development Plan (UDP) (2006).

GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF) (2021): Section 12 and Section 16 are considered of most relevance.

OTHER MATERIAL CONSIDERATIONS

In addition to the policies within Development Plan, supplementary planning guidance documents are of relevance including the Roby Conservation Area Appraisal (2015). While there is no legislative requirement to consult the Historic Environment Record; it has been reviewed. There are records that provide background to Derby Lodge and there is also recognition of finds from archaeological digs (in the 1990's).

DESIGN AND ACCESS STATEMENT

Design and access statements are required when development is a major development and in Conservation Areas when development is for new dwellings or the provision of a building or buildings where the floor space created by the development is 100 square meters or more. (The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.)

The proposal is not for new dwellings. Neither, of the structures are greater than 100 square meters or more; hence, there is no need for a Design and Access Statement.

HERITAGE

Derby Lodge is considered to hold considerable significance consistent with designation as non-designated heritage asset (original architectural form and associated gardens) (NDHA). Later additions of varying degrees of sensitivity have little significance and sensitive amendments/additions to these elements are not likely to result in detriment to the significance of original form. This is the case with the addition to the rear that is to be added to non-original form and is sensitive in size, massing, and materiality. The original form of the Lodge will remain appreciable from views within the rear.

The Premier Inn is an established part of the Roby Conservation Area (Designated Heritage Asset, DHA) being a long-established operation, as evidenced by the planning history. The proposal supports the operation of the hotel and allows it to operate in an optimal manner. Supporting the operation of the hotel and its optimal function is a public benefit.

The proposal will not have a detrimental impact on the character and appearance of the Roby Conservation Area. The proposals are discrete, subservient structures that cannot be readily seen from the public realm and views in and around Conservation Area.

In conclusion, the proposals are an optimal solution for their intended purpose, minimal in form and massing, and to be constructed from a suitably materials. The proposals do not result in the loss of historic fabric or detriment to the significance of Derby Lodge (NDHA). The proposal will not result in detriment to the significance of the Conservation Area (DHA).